

53 East Shore Drive
Niantic, CT 06357

January 27, 2021

Board of Governors
Black Point Beach Club Association
PO Box 715
Niantic, CT 06357

I write to communicate my support for a professionally executed Plan of Conservation and Development. This is an effort that will help proactively determine a vision for the community and is a critical first step in aligning budgets, zoning, amenities, capital improvements, etc. It was nice to hear the Board of Governor's express support for such an effort at the October 22, 2020 meeting.

If it is determined to move forward with such a plan, I hope that the BOG will strongly consider and ideally take action on the development and issuance of a formal Request for Proposals (RFP) that would kick off this effort. An RFP would detail expectations of what the BOG is seeking, what qualifications a successful firm would have in providing those services, what deliverables are required, what timeframes are planned, and what the payment milestones might be.

I do have concerns that enthusiasm for the effort will quickly move forward with the one proposal that has been submitted. This proposal in front of the BOG does not appear to be thoughtfully focused on this community. Rather, it appears to be a boiler plate proposal that these types of firms routinely have on hand for these situations. It seemed that the discussion at the October 22, 2020 meeting recognized that point and there was interest in a more tailored proposal. However, such an effort puts the project in the control of the vendor as opposed to the client.

With a formal RFP process – something that is required by municipalities and is generally considered good business in the private sector – the BOG has the opportunity to clearly identify the need and the measures of success. The process would also provide for the formal interviewing of firms wherein there is the opportunity to understand a firm's process for similar communities and review references from those communities.

At a base estimate of \$20,000, this proposal represents 7.4% of the FY20-21 budget. Given that the ongoing pandemic limited the opportunity for community involvement and approval of that budget, incurring such an expense without more formal due diligence might be perceived as ill-advised.

I would also add that executing any such plan "in the off-season" as was advocated during the meeting continues to ignore the seasonal component of this community. There is not a tax discount for seasonal residents, yet this portion of the community is rarely represented in these community wide efforts that are undertaken in the off-season. In some cases that lack of representation is by personal choice. In other cases that lack of representation is through lack of proximity and effective communication. Communication to the entire community has improved but in an effort such as this planning initiative, every opportunity to encourage and solicit input from all members is essential.

Thank you for your consideration.



Colleen Chapin

colleen.chapin@gmail.com

BLACK POINT BEACH CLUB ASSOCIATION
TAX COLLECTOR REPORT
1/25/2021

	OPENING BALANCE TO BE COLLECTED	COLLECTED TO DATE	OUTSTANDING BALANCE DUE	NUMBER OF OUTSTANDING ACCOUNTS
REAL ESTATE TAXES	GL 2019 (DUE 7/1/2020) \$201,213.77	\$200,192.44	\$1,021.33	Represents 7 outstanding accounts of which 1 is partially paid of the total 581 properties
REAL ESTATE TAXES	GL 2018 (DUE 7/1/19) \$208,877.51	\$208,877.39	\$0.12	No Outstanding
SPECIAL ASSESSMENT	GL 2018 (DUE 7/1/19) \$606,873.84	\$606,449.84	\$424.00	Represents 2 outstanding accounts of which 1 is partially paid of the total 581 properties

Black Point Beach Club Association
Financial Report-Budget Vs Actual-2020-21
Actual to 12/31/2020

FY2020/21
 mil rate 1.42
 Grand List \$142,219,450

	July 1 2020- June 20 2021 BUDGET	Actual to 12/31/2020	Variance from budget	Estimated Year End 6/30	Act % Budget @12/31/20	Y/E Est Variance from budget
INCOME						
Fees and Donations						
Zoning Applications	\$10,000	\$7,115	-\$2,885	\$10,000	71%	0
Rec Program	\$27,000	\$0	-\$27,000	\$0	0%	-27000
Total Fees and Donations	\$37,000	\$7,115	-\$29,885	\$10,000	19%	-\$27,000
Grand List Taxes						
Current Year Taxes	\$201,601	\$199,532	-\$2,069	\$201,601	99%	0
Liens & Interest	\$1,000	\$1,572	\$572	\$1,572	157%	572
Prior Year Taxes	\$1,200	\$2,371	\$1,171	\$2,371	198%	1171
Total Grand List Taxes	\$203,801	\$203,475	-\$326	\$205,544	100%	\$1,743
Other Income						
Club Use Fee	\$1,200	\$0	-\$1,200	\$0	0%	-1200
Fund Surplus	\$25,000	\$0	-\$25,000	\$25,000	0%	0
Investment	\$1,400	\$335	-\$1,065	\$1,400	24%	0
Miscellaneous	\$100	\$32	-\$68	\$100	32%	0
ZBA Permits	\$1,600	\$0	-\$1,600	\$1,600	0%	0
Total Other Income	\$29,300	\$367	-\$28,933	\$28,100	1%	-\$1,200
TOTAL INCOME	\$270,101	\$210,956	-\$59,145	\$243,644	78%	-\$26,457
EXPENSES						
Contractual Services						
Audit Fee	\$3,500	\$3,500	\$0	\$3,500	100%	0
Grass Cutting	\$3,400	\$3,400	\$0	\$3,400	100%	0
Computer Services	345	\$583	\$238	\$583		238
Insurance	\$20,000	\$16,130	-\$3,870	\$20,000	81%	0
Legal Fees	\$8,000	\$4,494	-\$3,506	\$8,000	56%	0
Payroll Services	\$1,750	\$1,234	-\$516	\$1,750	70%	0
Security Patrol	\$5,000	\$4,584	-\$416	\$5,000	92%	0
Recreation Program	\$7,000	\$0	-\$7,000	\$0	0%	-7000
Total Contractual Services	\$48,995	\$33,925	-\$15,070	\$42,233	69%	-\$6,762
Operations						
Clubhouse	\$3,500	\$809	-\$2,691	\$3,500	23%	0
Grounds Maintenance	\$4,000	\$2,041	-\$1,959	\$4,000	51%	0
Liens	\$100	\$70	-\$30	\$100	70%	0
Playground	\$4,000	\$0	-\$4,000	\$4,000	0%	0
Supplies	\$2,000	\$0	-\$2,000	\$2,000	0%	0
Tennis Courts	\$5,500	\$2,222	-\$3,278	\$5,500	40%	0
Utilities	\$6,600	\$2,405	-\$4,195	\$6,600	36%	0
Waterfront Maintenance	\$36,000	\$22,252	-\$13,748	\$36,000	62%	0
Total Operations	\$61,700	\$29,800	-\$31,900	\$61,700	48%	\$0
Other Expenses						
Black Pointer	\$3,706	\$3,454	-\$252	\$3,454	93%	-252
Capital Expenditures - Current	\$15,000	\$3,567	-\$11,433	\$15,000	24%	0
Contingency Fund	\$25,000	\$0	-\$25,000	\$25,000	0%	0
Reserve Fund- LT Capital Imp	\$8,500	\$0	-\$8,500	\$8,500	0%	0
Donations	\$150	\$150	\$0	\$150	100%	0
East Lyme Taxes	\$5,500	\$5,350	-\$150	\$5,350	97%	-150
Social Events	\$3,000	\$0	-\$3,000	\$3,000	0%	0
Miscellaneous	\$4,500	\$50	-\$4,450	\$4,500	1%	0
Website	\$800	\$225	-\$575	\$800	28%	0
ZB/ZBA	\$3,300	\$266	-\$3,035	\$3,300	8%	0

Total Other Expenses	\$69,456	\$13,061	-\$56,395	\$0	\$69,054	\$4	-\$402
Personnel Services							
Beach Patrol	\$8,500	\$9,284	\$784		\$9,284	109%	784
Medicare	\$950	\$525	-\$425		\$950	55%	0
Recreation Personnel	\$20,000	\$0	-\$20,000		\$0	0%	-20000
Unemployment Comp.	\$1,000	\$0	-\$1,000		\$1,000	0%	0
Association Manager	\$22,000	\$11,000	-\$11,000		\$22,000	50%	0
Secretary	\$7,500	\$3,750	-\$3,750		\$7,500	50%	0
Treasurer	\$7,500	\$3,750	-\$3,750		\$7,500	50%	0
Tax Collector	\$8,500	\$0	-\$8,500		\$8,500	0%	0
Zoning Officer	\$14,000	\$7,000	-\$7,000		\$14,000	50%	0
Total Personnel Services	\$89,950	\$35,308	-\$54,642		\$70,734	39%	-\$19,216
TOTAL EXPENSES	\$270,101	\$112,094	-\$158,007		\$243,721	42%	-\$26,380
NET INCOME	\$0	\$98,863	\$98,863		-\$77		-\$77

Bank Balances- as of statements dated : 11/31/20

Checking and Sweep:	169,212
Long Term Savings	104,217
Total	273,429

Note 1

Capital Expenditures-FY20/21	\$
80" x 10 FT-Seaview dock replmt	2490
Bench	1077
	<u>3567</u>

Black Point Beach Club Association
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Actual to 1/28/2021

FY2020/21
mil rate 1.42
Grand List \$142,219,450

	July 1 2020- June 20 2021 BUDGET	Actual to 1/28/2021	Variance from budget	Estimated Year End 6/30/21	Act % Budget @1/28/21	Y/E Est Variance from budget
INCOME						
Fees and Donations						
Zoning Applications	\$10,000	\$7,715	-\$2,285	\$10,000	77%	0
Rec Program	\$27,000	\$0	-\$27,000	\$0	0%	-27000
Total Fees and Donations	\$37,000	\$7,715	-\$29,285	\$10,000	21%	-\$27,000
Grand List Taxes						
Current Year Taxes	\$201,601	\$200,192	-\$1,409	\$201,601	99%	0
Liens & Interest	\$1,000	\$1,942	\$942	\$1,942	194%	942
Prior Year Taxes	\$1,200	\$3,706	\$2,506	\$3,706	309%	2506
Total Grand List Taxes	\$203,801	\$205,840	\$2,039	\$207,249	101%	\$3,448
Other Income						
Club Use Fee	\$1,200	\$0	-\$1,200	\$0	0%	-1200
Fund Surplus	\$25,000	\$0	-\$25,000	\$25,000	0%	0
Investment	\$1,400	\$388	-\$1,012	\$1,400	28%	0
Miscellaneous	\$100	\$1,032	\$932	\$1,032	1032%	932
ZBA Permits	\$1,600	\$0	-\$1,600	\$1,600	0%	0
Total Other Income	\$29,300	\$1,420	-\$27,880	\$29,032	5%	-\$268
TOTAL INCOME	\$270,101	\$214,976	-\$55,125	\$246,281	80%	-\$23,820
EXPENSES						
Contractual Services						
Audit Fee	\$3,500	\$3,500	\$0	\$3,500	100%	0
Grass Cutting	\$3,400	\$3,400	\$0	\$3,400	100%	0
Computer Services	345	\$583	\$238	\$583		238
Insurance	\$20,000	\$20,280	\$280	\$20,280	101%	280
Legal Fees	\$8,000	\$5,079	-\$2,921	\$8,000	63%	0
Payroll Services	\$1,750	\$1,497	-\$253	\$1,750	86%	0
Security Patrol	\$5,000	\$4,584	-\$416	\$5,000	92%	0
Recreation Program	\$7,000	\$0	-\$7,000	\$0	0%	-7000
Total Contractual Services	\$48,995	\$38,924	-\$10,071	\$42,513	79%	-\$6,482
Operations						
Clubhouse	\$3,500	\$809	-\$2,691	\$3,500	23%	0
Grounds Maintenance	\$4,000	\$2,041	-\$1,959	\$4,000	51%	0
Liens	\$100	\$70	-\$30	\$100	70%	0
Playground	\$4,000	\$624	-\$3,376	\$4,000	16%	0
Supplies	\$2,000	\$0	-\$2,000	\$2,000	0%	0
Tennis Courts	\$5,500	\$2,222	-\$3,278	\$5,500	40%	0
Utilities	\$6,600	\$2,852	-\$3,748	\$6,600	43%	0
Waterfront Maintenance	\$36,000	\$22,252	-\$13,748	\$36,000	62%	0
Total Operations	\$61,700	\$30,870	-\$30,830	\$61,700	50%	\$0
Other Expenses						
Black Pointer	\$3,706	\$3,454	-\$252	\$3,454	93%	-252
Capital Expenditures - Current	\$15,000	\$3,567	-\$11,433	\$15,000	24%	0
Contingency Fund	\$25,000	\$0	-\$25,000	\$25,000	0%	0
Reserve Fund- LT Capital Imp	\$8,500	\$0	-\$8,500	\$8,500	0%	0
Donations	\$150	\$150	\$0	\$150	100%	0
East Lyme Taxes	\$5,500	\$5,350	-\$150	\$5,350	97%	-150
Social Events	\$3,000	\$0	-\$3,000	\$3,000	0%	0
Miscellaneous	\$4,500	\$52	-\$4,448	\$4,500	1%	0
Website	\$800	\$225	-\$575	\$800	28%	0
ZB/ZBA	\$3,300	\$266	-\$3,035	\$3,300	8%	0

Total Other Expenses	\$69,456	\$13,063	-\$56,393	\$0	\$69,054	\$4	-\$402
Personnel Services							
Beach Patrol	\$8,500	\$9,284	\$784	\$9,284	109%	784	
Medicare	\$950	\$586	-\$364	\$950	62%	0	
Recreation Personnel	\$20,000	\$0	-\$20,000	\$0	0%	-20000	
Unemployment Comp.	\$1,000	\$0	-\$1,000	\$1,000	0%	0	
Association Manager	\$22,000	\$12,833	-\$9,167	\$22,000	58%	0	
Secretary	\$7,500	\$4,375	-\$3,125	\$7,500	58%	0	
Treasurer	\$7,500	\$4,375	-\$3,125	\$7,500	58%	0	
Tax Collector	\$8,500	\$0	-\$8,500	\$8,500	0%	0	
Zoning Officer	\$14,000	\$8,167	-\$5,833	\$14,000	58%	0	
Total Personnel Services	\$89,950	\$39,620	-\$50,330	\$70,734	44%	-\$19,216	
TOTAL EXPENSES	\$270,101	\$122,477	-\$147,624	\$244,001	45%	-\$26,100	
NET INCOME	\$0	\$92,498	\$92,498	\$2,280		\$2,280	

Note 1

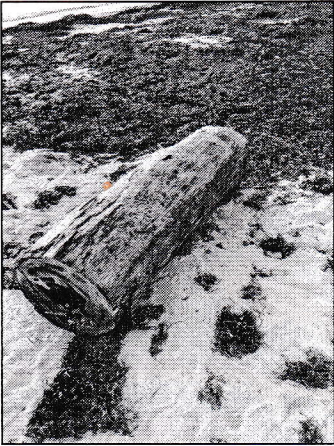
Capital Expenditures-FY20/21	\$
80" x 10 FT-Seaview dock replmt	2490
Bench	1077
	<u>3567</u>

Bank Balances- as of statements dated :	12/31/2020
Checking and	
Sweep:	154,464
Long Term Savings	104,246
Total	<u>258,710</u>

Nov-Jan 2021 Association Managers Report

I. Routine tasks:

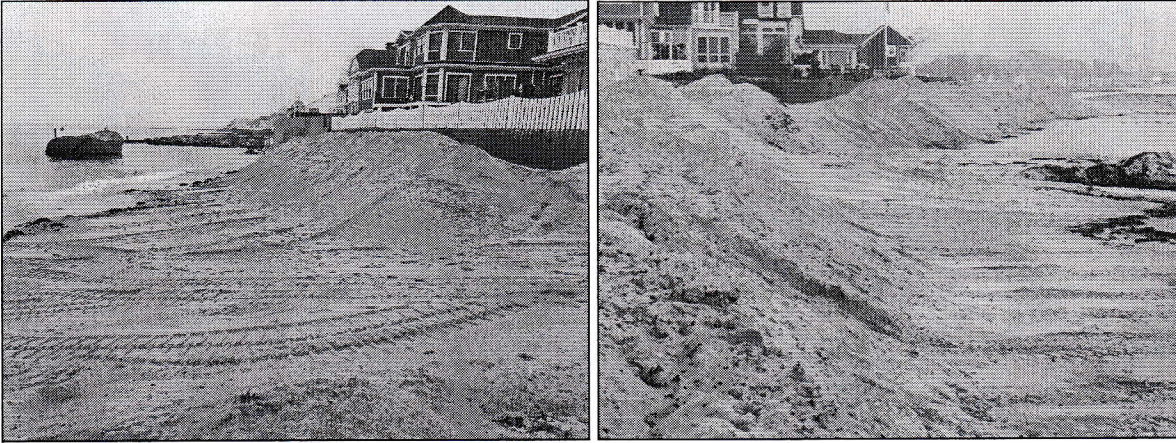
- I do a daily check of the Clubhouse grounds and Association properties during my daily walks, looking for anything amiss or any irregularities.
- I periodically pick up plastics, empties, butts, discarded paper, 🗑️, to keep our beaches clean through. This includes walking out on the piers because I have found left-behind fishing hooks, broken glass, and even razor blades.
- Periodically sweep sand, seaweed off of the Nehantic, Sea Breeze and South Piers to make the walkway passable.



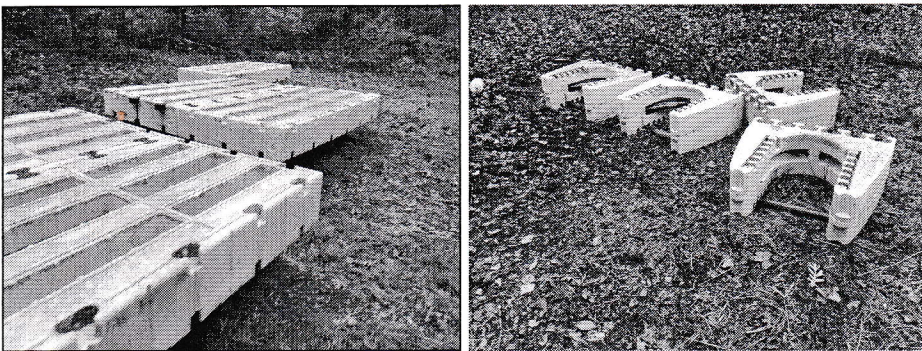
- Drive to town to pickup mail every few days and give to Cheryl.
- Put out garbage barrels on Sunday nights and return them on Monday mornings every week, if necessary.
- Write up monthly reports, answer emails from members, answer and return messages.
- 10/10/20 - Kayak Racks removed week of October 10th.
- 10/20/20 - Clay tennis courts closed October 20. (left hard courts open as many people are still using them for paddle tennis.)
- 11/17/20 - Niantic Plumbing shut off water for winter.



- 11/17/20 - Sprayed for ticks.



11/11/20 - Coordinated with Mike Nebelung to move sand at beaches



11/18/20 - PowerWashed all the docks/rafts. Hadn't been done in four years.

11/20/20 - Spoke to Mike Pimental, 860-861-8433, nianticdockllc@aol.com - confirmed our replacement and installation of piling at the Boat Launch for Spring 2021.
<http://dockbuilderwaterfordct.com> , (\$1,000 for a new one and to install).

II. Non routine issues

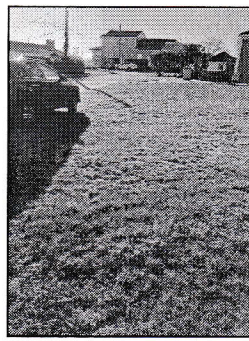
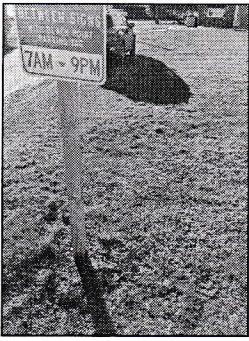
11/01/21 - Purchased Stencils and additional buoy paint and delivery to repaint swim buoys.

11/15/21 - Purchased Coffeemaker for meetings.

11/15/22 - Purchased pipe, equipment (gangway rollers) for dock repairs.



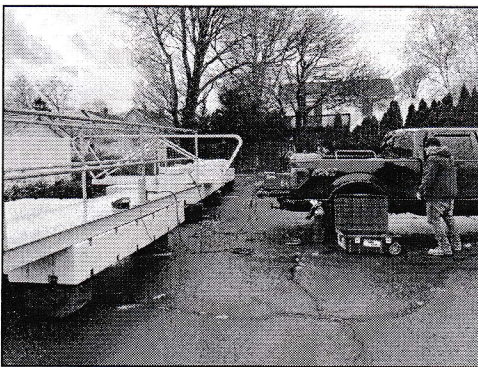
-Moved all rafts/docks to Whitecap Lot for reassembly/repairs.



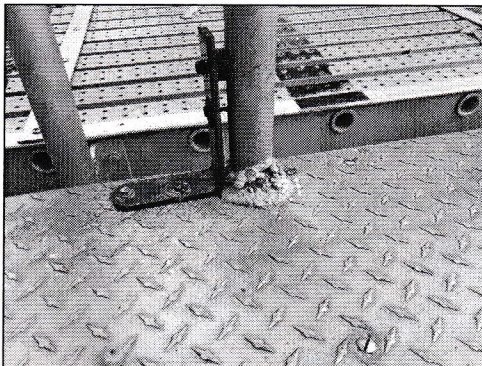
12/28/20 - Discovered one of the signs at Waterside Ave is missing.

III. Resolution of non routine issues

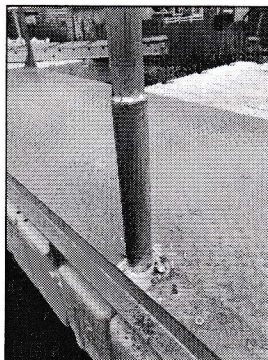
Action Items



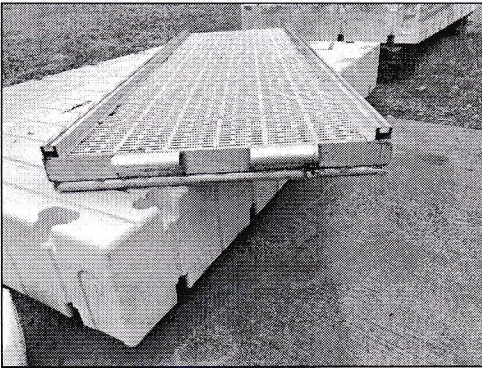
-12/31/20 - Hammerly Co., repaired gangways - Dennis Pangelinan (860)445-9791.



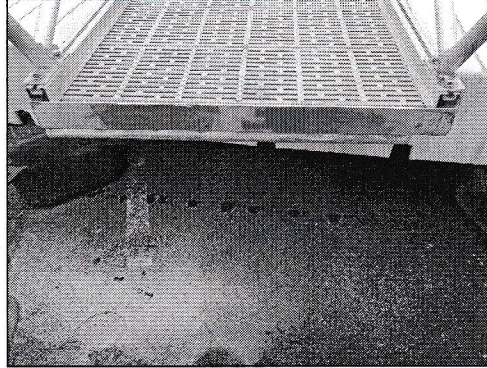
Before



after



Before



after



-11/18/20 - Notified by a member re: broken piece of equipment at Playground.
Removed broken piece.

-12/4/20 - Pete Kelly, long-time BPer and our tent guy manufactured these pieces for our dock saving us \$\$.



-1/4/21 - Spoke to Womens Club about payment for bench. Received check and gave to Treasurer.

Jim Moffett, Association Manager **January 24, 2021**

From: cherylcangelo@gmail.com,

To: mrwill34@gmail.com, bog@blackpointbeachclub.com,

Subject: Re: Report from the Billow crew. (Please pass on to other board members)

Date: Sun, Sep 27, 2020 2:27 pm

Thank you for your time and, especially, your expertise!

On Sat, Sep 26, 2020, 7:47 PM Will Fountain <mrwill34@gmail.com> wrote:

First project was to review the two float pieces from the boat launch float. All agreed one piling hinge was destroyed and the other one suffered damage. Plan was to remove both clamps and make one usable lamp and order one new. Next was to disassemble the gangway so it could be sent out for weld repairs. We will be asking a member to truck it to Groton. When gangway was moved off boat floats (Nehantic and Osprey) we're showing deep wear at gangway contact locations. So we decided to remove all hinges and have Nebelung turn them upside down so they could be power washed. In the present state you have to pound and pry the couplers apart due to various sea growths. Then we recommend hiring a commercial power wash contractor to clean them then we will reassemble and swap float locations. This should get another ten or so years of service from the floats. We then removed the swim ladders from the swim floats so they could be cleaned as well. When everything is power washed we will return and reassemble all floats for next season. The crew spent approx. twelve (12) volunteer hours working on waterfront equipment. Today's project report.
Sent from my iPad

From: jallen31@atlanticbb.net,

To: bog@blackpointbeachclub.com,

Cc: jim0752@comcast.net, jimfox4@gmail.com,

Subject: Street Name Signs in BPBCA

Date: Tue, Jan 26, 2021 10:18 am

The purpose of this correspondence is to bring attention to the Black Point Beach Club Association Board of Governors, a dangerous and potentially life-threatening situation being caused by the absence and/or improper marking of street names on many intersections of the roadways within the Black Point Beach Club.

Specifically, some of the worst problem areas are:

- Sunrise Avenue not being marked south of Sea Spray Avenue to Bright Water Avenue.
- Sunrise Avenue not marked on the section where it is also Sea Spray Avenue.
- West Lane not marked at all south of Bright Water Avenue.
- Sunset Avenue sparsely marked.
- East Shore Drive sparsely marked.

This confusing, and in some cases complete absence of proper street name signs on many of our roadways has the potential of causing deadly delays to Emergency Services (Police, Fire and Ambulance) responding to calls for service costing critical moments.

On three (3) occasions I have had Police and/or Fire Officers knock on my door asking for assistance in locating addresses in the area.

In addition, there are many other delivery services and vendors who have stopped and asked for assistance in locating addresses in the area due to the lack of street markings.

I believe that we should request that the Town of East Lyme conduct a complete survey and review of all the street name signage on the roadways within the Black Point Beach Club and make additions and corrections where needed to bring us into compliance with the standards of the Manual of Uniform Traffic Control Devices.

In closing I would be willing to offer my assistance to the Board of Governors in this endeavor.

Thank you

Jim Allen

31 Sea Spray Avenue